



**MEDICAL/
PROFESSIONAL
*FOR LEASE***

2,698 & 8,400 SF (Divisible)

160 SUMMIT AVE
MONTVALE, NJ

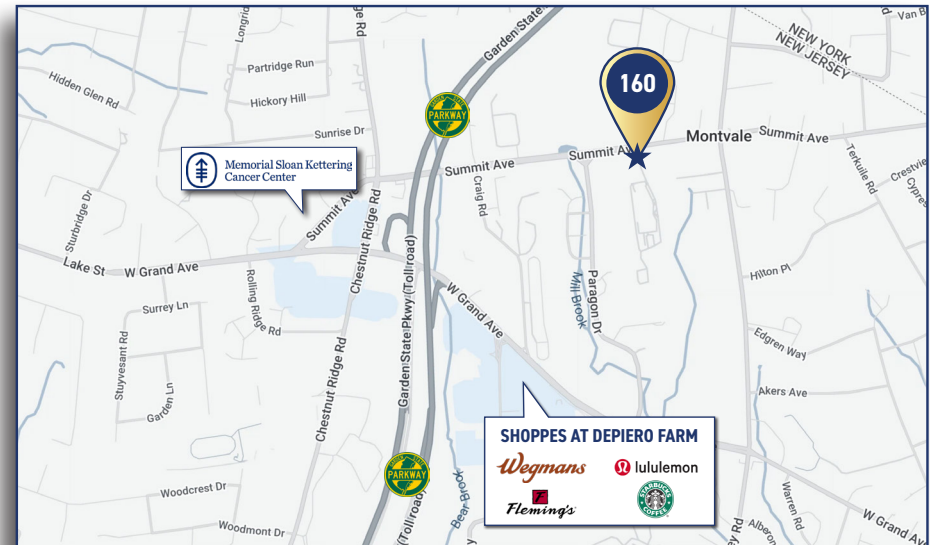


**Professionally managed
by Accordia**

PROPERTY INFORMATION

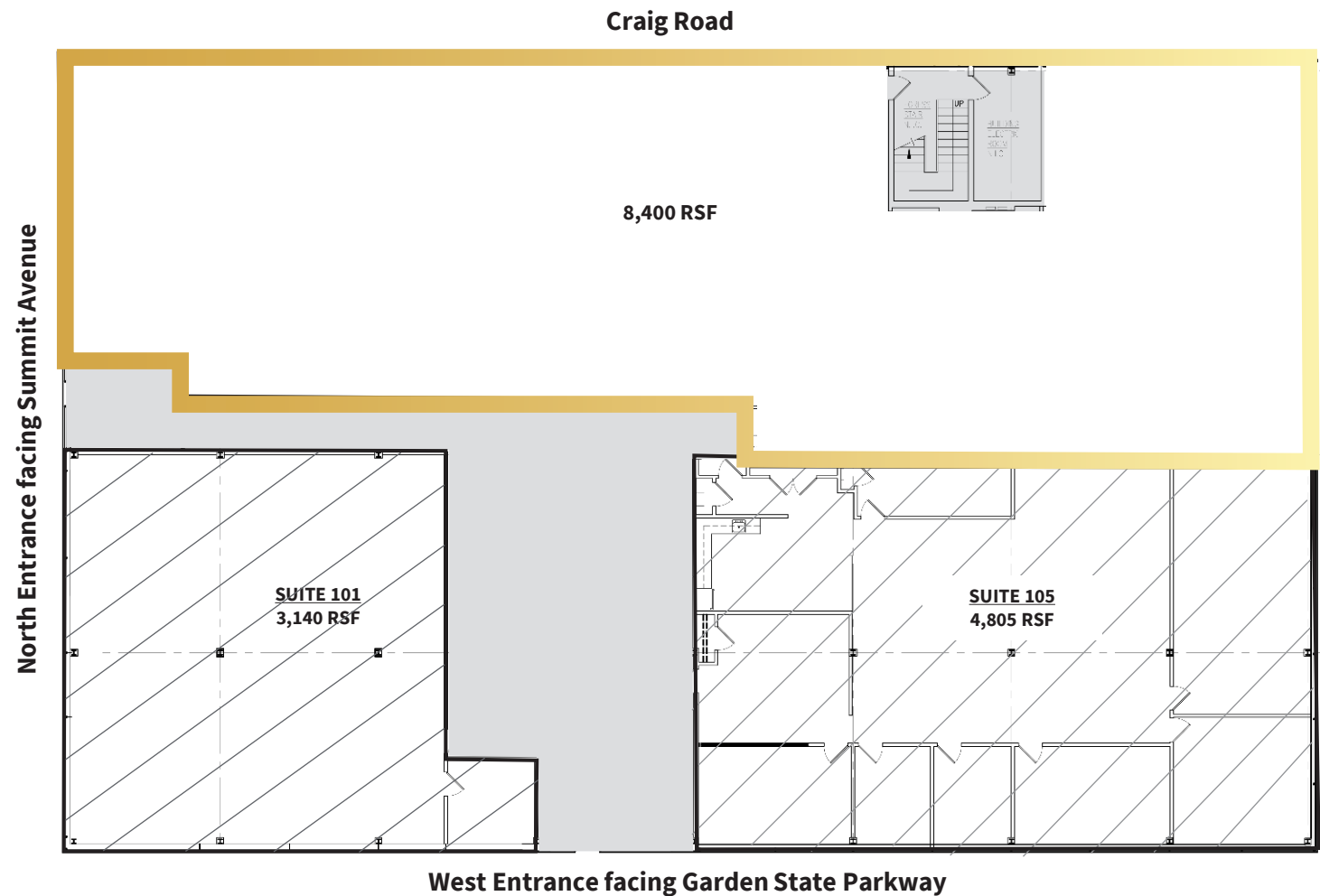
160 SUMMIT AVE | MONTVALE, NJ

- Two (2) units available:
 - 1st Floor: 8,400 SF (Divisible)
 - 2nd Floor: 2,698
- Well maintained asset with recent capital improvements:
 - Common areas
 - Elevator cab
 - HVAC system
 - New roof & landscaping
 - New monument signage
 - New ADA ramp & touch-less entry door
- Potential for ground floor unit with prominent private building entrance
- 0.5 miles from The Shoppes at DePiero Farm (Wegmans, Starbucks, Chipotle, Habit Burger Grill, CHOPT, Lululemon, etc.)
- Close proximity to Garden State Parkway at Exit 172, minutes from I-87 & I-287
- Montvale Location Advantage within a highly desirable northern Bergen County market
- Professionally managed by Accordia



FLOOR PLAN

1ST FLOOR | 8,400 SF (Divisible)



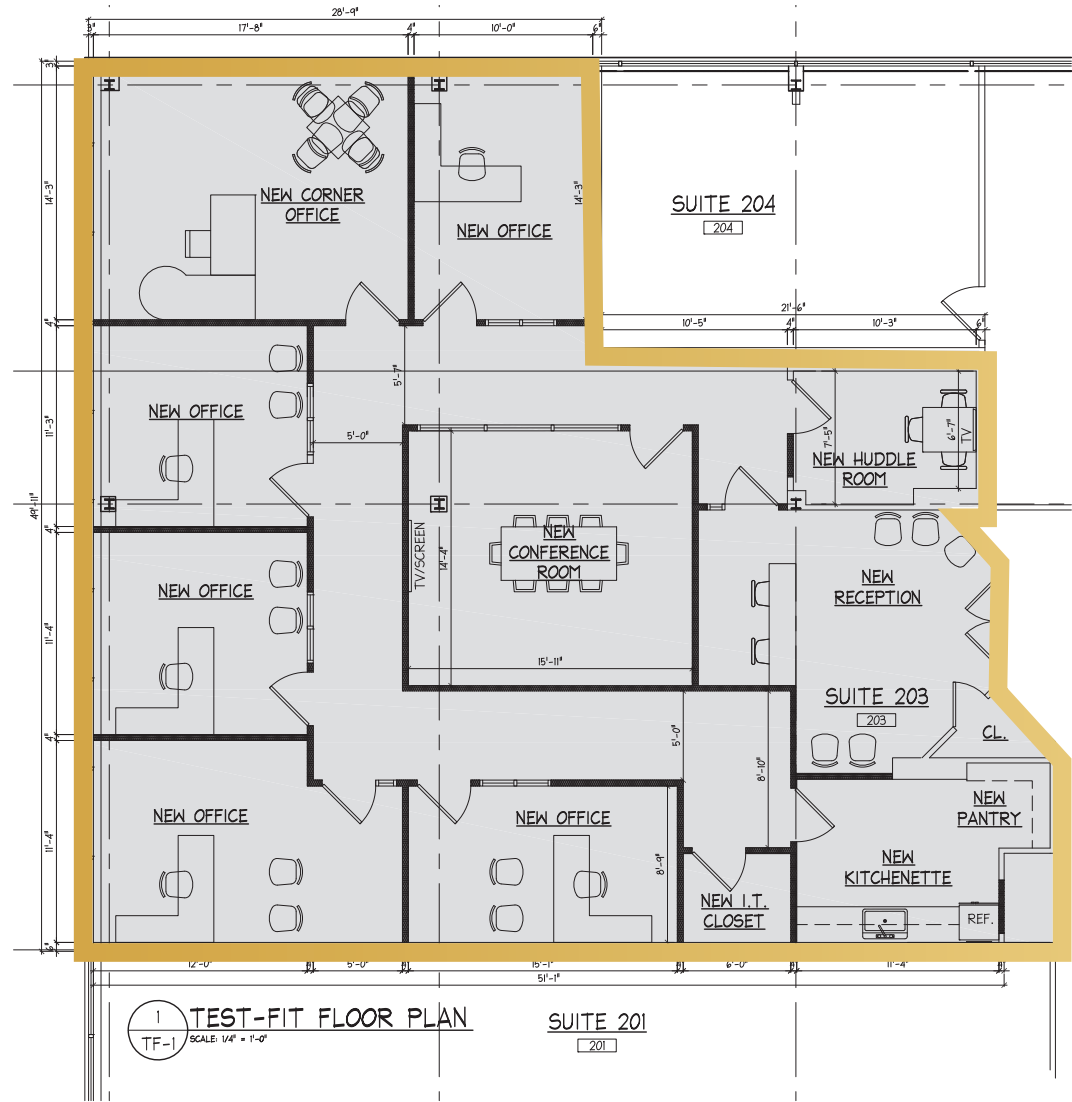
- Common Area
- Leased

2ND FLOOR | 2,698 SF



FLOOR PLAN (SAMPLE TEST FIT)

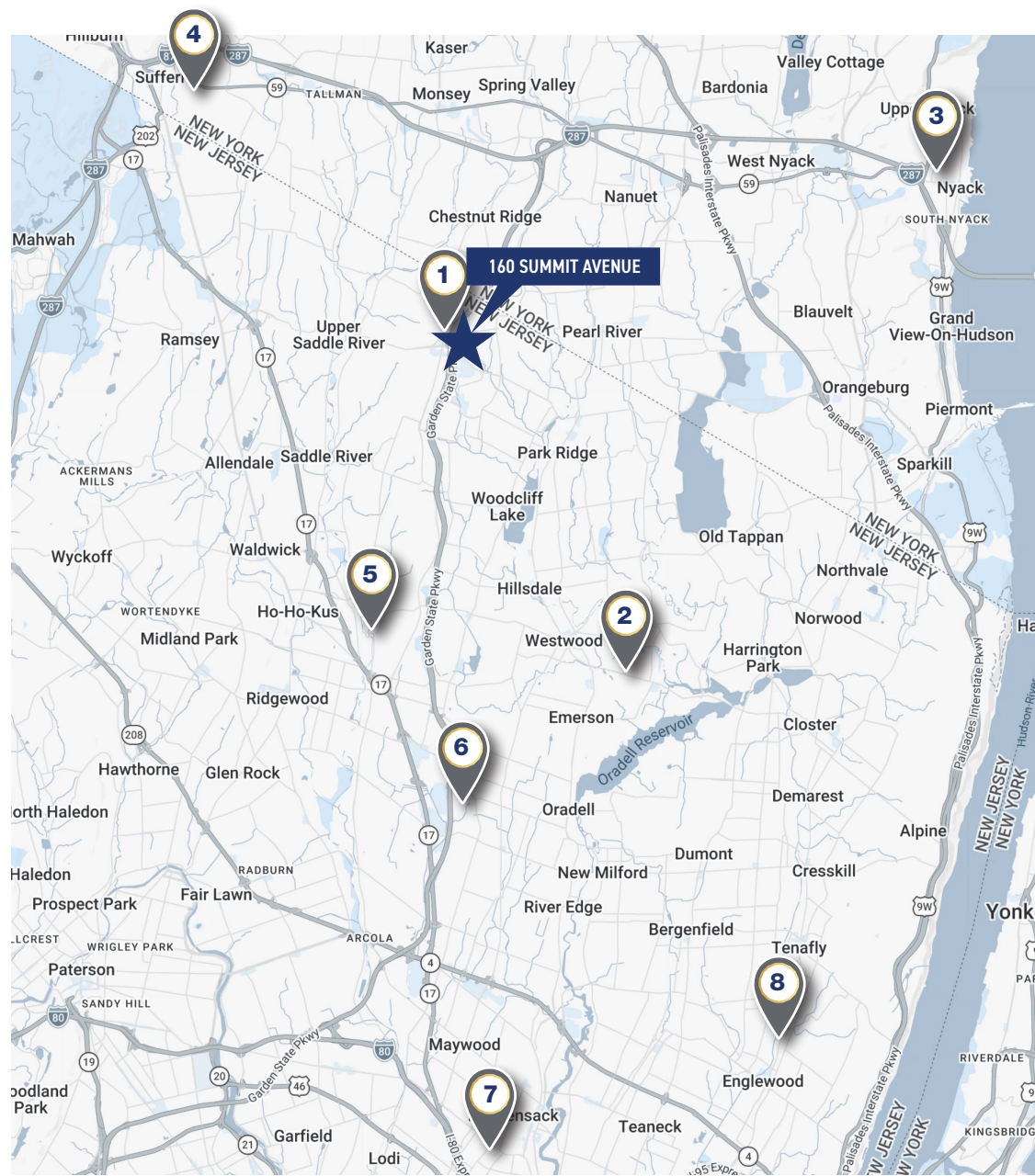
2ND FLOOR | 2,698 SF



BUILDING DIRECTORY

160 SUMMIT DIRECTORY	
• Kallos Dental	Suite 101 •
• Kitex USA	Suite 110 •
• Overskies	Suite 200 •
• Rubinstein Plastic Surgery Center	Suite 201 •
• Rubinstein Aesthetic Training Specialists	Suite 202 •
• Law Office of Janice Gatto	Suite 203 •
• Empowered Pelvic Health	Suite 204 •
• Center For Resiliency	Suite 205 •
• Moon Implants & Perio	Suite 206 •
•	•
• Accordia Property Management / Leasing	(973) 244-7800 •

NEARBY HOSPITALS MAP



KEY		
1	Memorial Sloan Kettering Cancer Center - Bergen	0.5 MILES
2	Pascack Valley Medical Center	4.0 MILES
3	Montefiore Nyack Hospital	6.0 MILES
4	Good Samaritan Hospital	7.5 MILES
5	The Valley Hospital	6.0 MILES
6	Bergen New Bridge Medical Center	7.0 MILES
7	Hackensack Meridian Health	9.0 MILES
8	Englewood Hospital	11 MILES

MARKET DEMOGRAPHICS

MONTVALE • WOODCLIFF LAKE • PARK RIDGE, NEW JERSEY

25,918 Residents | 8,941 Housing Units | 19.0% Age 65+ | 926 Licensed Senior-Care Beds/Slots | \$171,000–\$214,000 Median Household Income

Population	Latest available population estimate ¹	10,113 - 2025	6,234 - 2024	9,571 - 2025	25,918
	Growth since 2020 ¹	+19.8%	+1.9%	+7.7%	Approx. +10.5%
	Population density ¹	2,096.9/sq. mi.	1,815.2/sq. mi.	3,407.4/sq. mi.	2,342/sq. mi. weighted
Residential Base	Total housing units ²	3,290	2,235	3,416	8,941
	Occupied households ²	3,126	2,162	3,276	8,564
	Estimated housing occupancy ²	95.0%	96.7%	95.9%	95.8%
	Owner-occupied housing rate ¹	80.0%	86.3%	81.0%	Approx. 82.0%
	Median owner-occupied home value ¹	\$709,700	\$946,400	\$706,200	\$706,200 – \$946,400
Age Profile	Median age ¹	40.1	45.4	47.0	40.1 – 47.0
	Population age 65+ ¹	18.4%	16.9%	21.0%	19.0% / approx. 4,650 residents
	Population under age 18 ¹	24.4%	26.7%	20.1%	23.3% / approx. 5,700 residents
Income & Payer Profile	Median household income ¹	\$178,269	\$213,981	\$171,029	\$171,029 – \$213,981
	Under-65 health-insurance coverage ¹	96.4%	97.9%	97.8%	96.4% – 97.9%
	Bachelor's degree or higher ¹	55.0%	81.2%	57.4%	55.0%–81.2%
	Poverty rate ¹	4.0%	1.0%	1.5%	1.0% – 4.0%
Healthcare Economy	Healthcare and social-assistance receipts, 2022 ¹	\$176.5 million	\$83.3 million	\$26.5 million	\$286.2 million
Senior Living	Licensed assisted-living residences ³	Thrive at Montvale: 140	The Bristol: 160; Sunrise: 116	Residence at Park Ridge: 155	4 facilities / 571 beds
	Licensed residential dementia-care homes ³	--	Fox Trail: 15	Fox Trail: 16	2 facilities / 31 slots
	Licensed skilled-nursing/long-term-care facilities ³	--	Woodcliff Lake Health & Rehabilitation: 114	Atrium Post Acute Care at Park Ridge: 210	2 facilities / 324 beds
	Total licensed senior-care capacity ³	140	405	381	8 facilities / 926 beds or slots

Source Notes

1. Population and demographic data: U.S. Census Bureau QuickFacts. Latest population estimates are 2025 for Montvale and Park Ridge and 2024 for Woodcliff Lake. Age, income, education, insurance, home-value and household measures are primarily 2020–2024 American Community Survey estimates. Healthcare and social-assistance figures represent business receipts or revenue, not household medical expenditures.

2. Housing data: 2024 American Community Survey five-year estimates. Housing occupancy, combined ownership and age-group totals are calculated from the municipal data.

3. Senior-care data: Licensed capacity, not confirmed occupancy. Assisted-living capacity includes Thrive at Montvale, The Bristol at Woodcliff Lake, Sunrise of Woodcliff Lake and Residence at Park Ridge. Residential dementia-care capacity includes the Fox Trail homes in Woodcliff Lake and Park Ridge. Long-term-care capacity includes Woodcliff Lake Health & Rehabilitation Center and Atrium Post Acute Care at Park Ridge.

PROPERTY PHOTOS - AERIAL



PROPERTY PHOTOS - EXTERIOR



COMMON AREA PHOTOS



8,400 SF SUITE PHOTOS (AVAILABLE / DIVISIBLE)



RECENTLY RENOVATED SUITES (UNAVAILABLE)





👤 For more information

Darren M. Lizzack, MSRE
Principal

📞 201 906 4376

✉️ dlizzack@theclinicalgroup.com

Randy Horning, MSRE, SIOR
Principal

📞 201 739 9311

✉️ rhoring@theclinicalgroup.com

Matt Zaplin
Healthcare Brokerage Specialist

📞 201 563 9201

✉️ mzaplin@theclinicalgroup.com

Lizzack



Horning

📞 855-CLINGRP

🌐 TheClinicalGroup.com

✉️ info@TheClinicalGroup.com

in f @TheClinicalGroup

